

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1600 BARTON SPRINGS ROAD FROM GENERAL  
3 COMMERCIAL SERVICES (CS) DISTRICT TO MULTIFAMILY RESIDENCE  
4 HIGHEST DENSITY-CONDITIONAL OVERLAY (MF-6-CO) COMBINING  
5 DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from general commercial services (CS) district to multifamily  
11 residence highest density-conditional overlay (MF-6-CO) combining district on the  
12 property described in Zoning Case No. C14-07-0018, on file at the Neighborhood Zoning  
13 and Planning Department, as follows:  
14

15 A 3.367 acre tract of land, more or less, out of the Isaac Decker League in the City  
16 of Austin, Travis County, the tract of land being more particularly described by  
17 metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),  
18

19 locally known as 1600 Barton Springs Road, in the City of Austin, Travis County, Texas,  
20 and generally identified in the map attached as Exhibit "B".  
21

22  
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:  
25

26 A building or structure on the Property shall not exceed a height of 75 feet from  
27 ground level.  
28

29 Except as specifically restricted under this ordinance, the Property may be developed and  
30 used in accordance with the regulations established for the multifamily residence highest  
31 density (MF-6) base district and other applicable requirements of the City Code.  
32

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.  
2  
3

4 **PASSED AND APPROVED**

5  
6 §  
7 §  
8 \_\_\_\_\_, 2007 § \_\_\_\_\_  
9

10 Will Wynn  
11 Mayor

12 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
13 David Allan Smith Shirley A. Gentry  
14 City Attorney City Clerk  
15

FIELD NOTES  
FOR

Exhibit A

3.367 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN 4.08 ACRE TRACT OF LAND DESCRIBED IN VOLUME 339, PAGE 627 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN 86,384 SQUARE FOOT TRACT OF LAND AND A PORTION OF THAT CERTAIN 86,404 SQUARE FOOT TRACT OF LAND CONVEYED TO TOOMEY ROAD PARTNERS, LTD. BY INSTRUMENTS RECORDED IN DOCUMENT NO. 2000134496, DOCUMENT NO. 2000134497 AND DOCUMENT NO. 2000134498 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pin found at the Northwest corner of said 86,384 square foot tract, being in the South r.o.w. line of Toomey Road, for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE along the North lines of said 86,384 square foot tract and 86,404 square foot tract, being along the South r.o.w. line of Toomey Road, S 59°55'00" E for a distance of 208.10 feet to a ½ inch capped iron pin set at the Northeast corner of said 86,404 square foot tract, for the Northeast corner hereof;

THENCE along the East line of said 86,404 square foot tract, S 30°22'26" W for a distance of 701.43 feet to a calculated point in the East line of said 86,404 square foot tract, being in the West line of Lot 1, Block A, Good Eats Subdivision, a subdivision recorded in Volume 95, Page 360 of the Plat Records of Travis County, Texas, for the Southeast corner hereof;

THENCE along the South line of the herein described N 59°26'39" W for a distance of 210.66 feet to a calculated point in the West line of said 86,384 square foot tract, being in the East line of Graceland, a subdivision recorded in Volume 89, Page 254 of the Plat Records of Travis County, Texas, for the Southwest corner hereof;

THENCE along the West line of said 86,384 square foot tract, being along the East line of said Graceland subdivision, N 30°35'00" E for a distance of 399.71 feet to a concrete monument found at the Northeast corner of said Graceland subdivision;

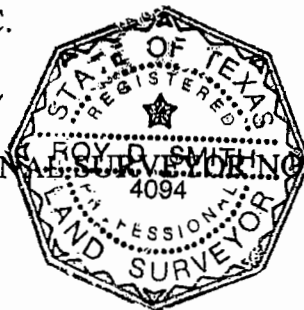
THENCE continuing along the West line of said 86,384 square foot tract, N 30°35'00" E for a distance of 300.00 feet to the PLACE OF BEGINNING and containing 3.367 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.

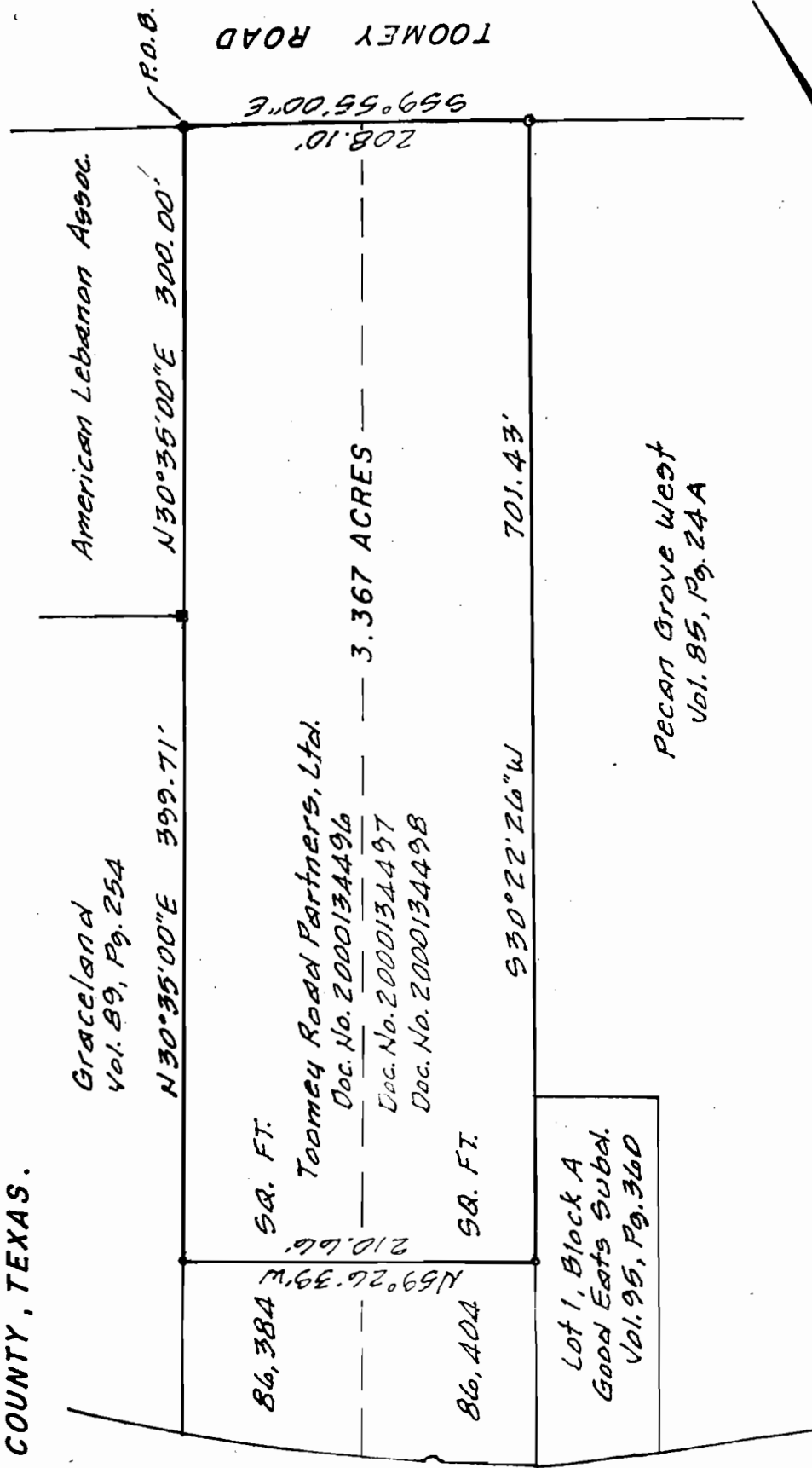
*Roy D. Smith*  
ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR 4094  
December 18, 2006

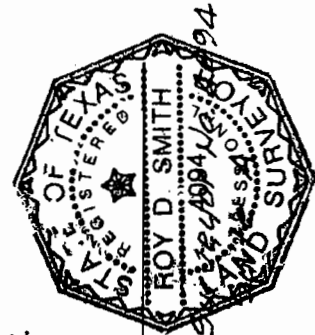


3.367 ac. - Decker Sur.

**SURVEY OF 3.367 ACRES OF LAND OUT OF THE  
ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS.**



SURVEYED BY  
ROY D. SMITH SURVEYORS, P.C.

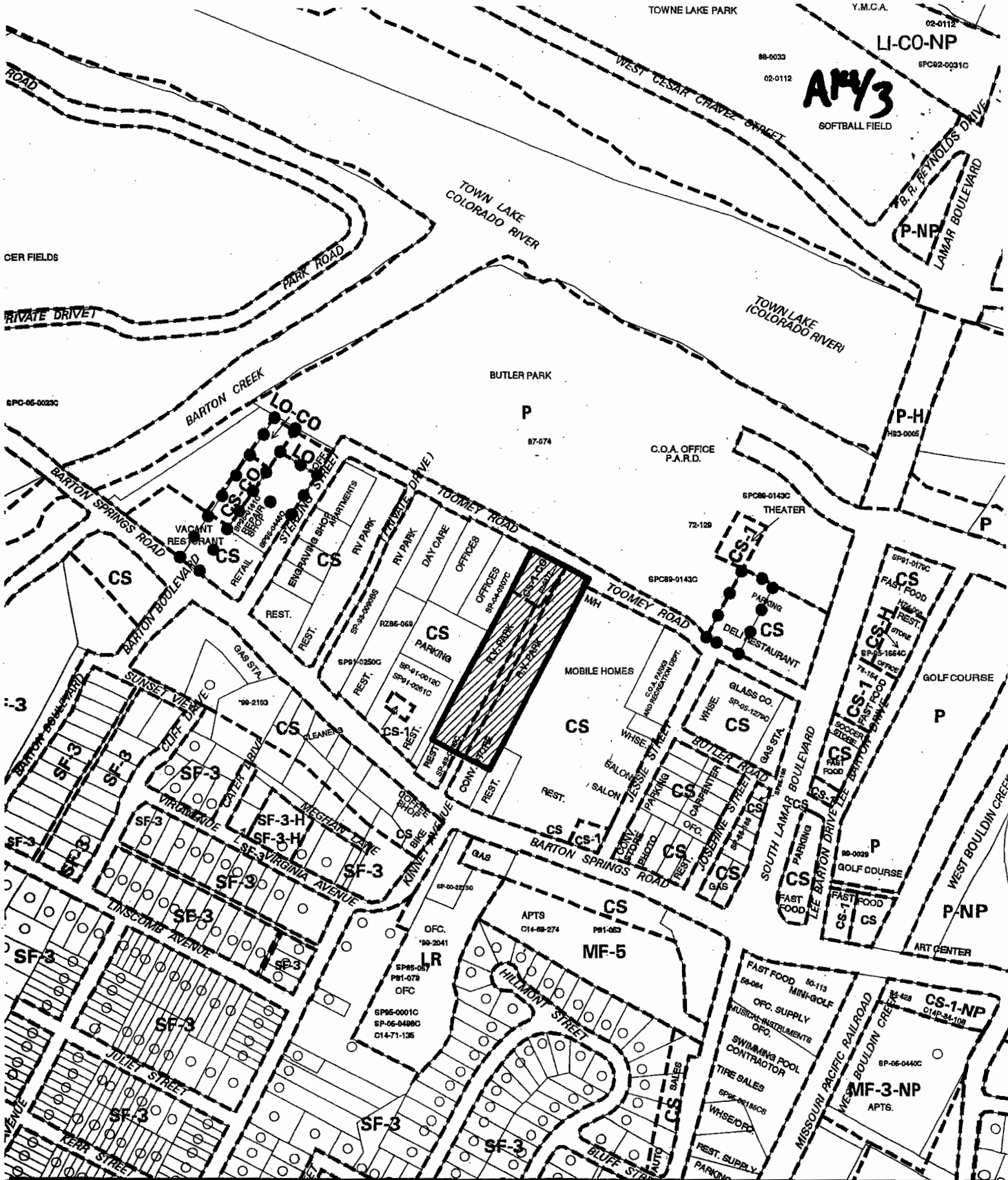


*Roy D. Smith*  
ROY D. SMITH  
Registered Professional Surveyor  
1214 West 5th Street  
Austin, Texas 78703  
Ph. (512) 478-9821  
December 18, 2006

SCALE 1" = 100'

**LEGEND**

- 1/2" Iron Pin
- 1/2" Capped Iron Pin
- Concrete Monument
- Calculated Point



 1" = 400'	SUBJECT TRACT	  	<h2 style="text-align: center;">ZONING Exhibit B</h2>		CITY GRID REFERENCE NUMBER H22
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: R. HEIL				
CASE #: C14-07-0018 ADDRESS: 1600 BARTON SPRINGS RD SUBJECT AREA (acres): 3.367			DATE: 07-02 INTLS: SM		